



City of Seattle

Gregory J. Nickels, Mayor
Department of Design, Construction and Land Use
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2301006
Applicant Name: Gay Westmoreland
Address of Proposal: 12020 33rd Ave NE

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into five unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. The demolition of an existing single family and the construction of townhouses have been issued under separate project #2205476.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into five unit lots.
(Chapter 23.24, Seattle Municipal Code)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction

BACKGROUND DATA

Site Description and Area Development

The subject property is approximately 6,616.5 square feet and is zoned Multi-family Residential Lowrise 2 (L2). The lot has approximately 60 feet of street frontage along 33rd Ave. NE and a

depth of approximately 110 feet. At this location, 33rd Ave. NE is a two-lane paved street without curbs, gutters or sidewalks. The east property line abuts an existing 16 feet wide gravel alley. There are no mapped or observed City of Seattle designated Environmentally Critical Areas (ECA) on the site.

The surrounding neighborhood in the vicinity is mixed between multi-family and single family, but is characterized largely by the Multi-Family Residential Lowrise (L-2) zone immediately north, south, and west of the property. Properties to the east (across the existing alley) are zoned Single-Family 5000 (SF 5000). In combination, these areas are developed with single family and multi-family structures.

Proposal Description

The applicant proposes to short subdivide one parcel into five unit lots. Proposed unit lot parcel sizes are: A) 1,207.0 square feet; B) 959.9 square feet; C) 1,187.3 square feet; D) 1,859.6 square feet; and E) 1,402.6 square feet. Vehicular access to the site will be from an existing alley via a shared ingress, egress, and utility easement.

Public Comment

During the comment period, which ended on April 2, 2003, two written comment letters were received. The letters raised concerns about providing adequate and accessible off-street parking on the subject site.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings, which follow, are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Design, Construction and Land Use (DCLU), review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light, and review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions;

The existing parent lot subject to this subdivision conforms to all development standards of the L-2 zone. The parent lot configuration provides adequate buildable area to meet applicable density, setbacks, lot coverage requirements and other land use code development standards. The unit lots proposed by this subdivision conform to the standards for unit lot subdivisions (SMC 23.24.045) and other code provisions applicable to unit lot subdivisions.

2. *Adequacy of access for vehicles, utilities and fire protection as provided in Section 23.53.005;*

Each of the proposed unit lots will have adequate access onto an existing alley via a 10' wide ingress, egress, utility easement along the south side of the parent lot. The Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles.

Seattle City Light provides electrical service to the subject property and has indicated an easement is required. The easement identified in the Seattle City Light memorandum, dated April 1, 2003 and "Exhibit A to the City of Seattle Short Subdivision Number 2300399" shall be included on the final plat prior to recording.

3. *Adequacy of water supply, sanitary sewage disposal, and drainage;*

Sanitary Sewer: All new parcels are served by a public combined sewer (PSS) in 33rd Ave. NE.

Drainage: Stormwater runoff shall be discharged via detention to the ditch and culvert system in 33rd Ave. NE. Plan review requirements are made in association with the building permit application.

Seattle Public Utilities reviewed the unit lot subdivision application and approved a Water Availability Certificate, No. 03-0247 on March 18, 2003. All conditions on the certificate must be met prior to receiving water service.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed unit lot subdivision meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. Address signage shall be posted such that addresses for all units are visible from 33rd Ave NE. An easement or covenant shall be recorded with the final plat to ensure that the address signage is maintained. The public use and interests are served by permitting the proposed division of land.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

There are no mapped or observed City of Seattle Environmentally Critical Areas on the proposal site.

6. *Is designed to maximize the retention of existing trees;*

Not applicable, as the development of the subject site is permitted by approval of the associated building permit.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Section 23.24.045 of the Seattle Municipal Code provides that under certain circumstances some types of parcels may be created that do not individually meet the zoning requirements for lot size, setbacks, density, and structure width and depth. These are called unit lot subdivisions and may be permitted as long as the development as a whole meets development standards. However, as a result of this subdivision, development on the individual lots may be non-conforming. To assure that future owners have constructive notice that additional development may be limited due to non-conformities, the following statement shall be required to be included as a note on the final short subdivision: *“The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.”*

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and responsible party(s) shall:

1. Provide final recording forms and fees. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in the field and all property corners set in conformance with appropriate State statute. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown, as well as all structures and distances from them to the proposed property lines. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. A licensed surveyor shall stamp the short plat drawings.
2. The Seattle City Light easement described in the Seattle City Light memorandum dated April 1, 2003 and “Exhibit A to City of Seattle Short Subdivision No. 2301006” shall be included on the final plat prior to recording.

3. Insert the following on the face of the plat: *“The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.”*
4. Provide an easement or covenant with the final plat to ensure that address signage for each unit is provided and maintained in a location visible from 33rd Ave. NE.
5. Provide a joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines, vehicular access, and pedestrian easements.
6. Provide a sidesewer and service drain easements and connection, and hold-harmless agreements adequate to allow sewer and drainage discharge from all proposed parcels to the PSs and ditch/culvert system in 33rd Ave. NE. If sidesewers and service drains are already constructed, the easements and agreements must coincide with the existing utilities as constructed.

Signature: (signature on file) Date: July 14, 2003
Marie N. Kanikkeberg, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services